

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 14, 1966

Appeal No. 9053 Riggs National Bank, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 18, 1967.

EFFECTIVE DATE OF ORDER -- July 19, 1967

ORDERED:

That the appeal for permission to establish a parking lot in conjunction with existing parking at 3814 Morrison Street, NW., lot 78, square 1859, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-2 District.
- (2) The Board inspected the property on December 12, 1966 and found it to be improved with an occupied two-story frame dwelling.
- (3) The Bank proposes to extend its present parking lot westward a distance of 28 feet to provide for the installation of two TV teller drive-in stations at the present bank facility. The landscaping of the present parking lot will be extended to the addition.
- (4) The Bank is located on a lot east of and adjacent the present lot.
- (5) The dwelling on lot 78 will be razed and the lot used to provide an entrance to the parking lot and the TV teller stations. The installation of the teller stations requires a modification of the present entrances and exits.
- (6) The Board of Zoning Adjustment previously granted the bank use of lots for accessory off-street parking in Appeal Nos. 2124, 4927 and 5665.

(7) The lot will be used exclusively by customers of the bank and open only during banking hours. When closed, the lot will be chained. An attendant will be on duty during banking hours.

(8) By letter dated December 16, 1966, the Department of Highways and Traffic suggested that the bank use the following operational scheme:

"The new driveway, the westerly one, should be designated as 'in only'. Both existing driveways should be designated as 'out only'.

"An operational scheme such as this should provide sufficient storage space for vehicles waiting for the drive-in stations, thus eliminating or at least minimizing any potential back-up onto Connecticut Avenue."

(9) Appellant revised the plans to comply with the suggestions of the Highway Department (See Exhibit No. 17a).

(10) By letter dated January 16, 1967 (See Exhibit No. 17) the Department of Highways and Traffic indicates that it has reviewed the new plans and accepted them. "The revised proposed operational scheme for ingress and egress to the parking lot and drive-in teller stations, as agreed upon with Mr. McCormack, Vice President of the Riggs National Bank, is satisfactory."

(11) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the granting of this application is within the purpose and intent of the Zoning Regulations and that the proposed extension of this accessory parking will be in harmony with the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring and adjoining property. Further, the parking lot is reasonably necessary and convenient to the use it is proposed to serve.

This Order shall be subject to the following conditions:

- (a) All areas devoted to driveways, access lanes and parking areas shall be paved with materials which form an all-weather impervious surface.
- (b) The parking area and adjoining area free from refuse and debris, and the landscaping shall be maintained in a healthy, growing condition and in a neat orderly appearance.
- (c) The lot will be chained off at all times except during banking hours, and its use will be supervised at all times when it is open.
- (d) No vehicle or any part thereof shall project over any lot line or building line.
- (e) Any lighting used to illuminate parking or the accessory teller stations shall be so arranged that all direct rays of light are confined to the surface of the parking lot.
- (f) Development of the parking lot shall be in accordance with Exhibit No. 17a.